

MINUTES

CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, MAY 18, 2017 – 4:00 P.M.

**Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

CALL TO ORDER

Chair Pamintuan called the meeting to order at 4:07 p.m.

ROLL CALL

Board Members Present: Smith, Beltran, Voronchihin
Board Members Absent: Hunter
Chair Present: Pamintuan
Staff Members Present: Assistant City Manager Dush, City Planner Foltz, Deputy City Clerk Carballo

PUBLIC COMMENTS

None.

CONSENT CALENDAR (1.1)

1.1 APPROVAL OF THE APRIL 13, 2017 SPECIAL MEETING MINUTES.

Due to an error, the Minutes of April 13, 2017 will be considered at the next Regular meeting.

BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT (2.1 – 2.2)

2.1 REPORT: ALLEN (APPLICANT); CONSIDER THE CONSTRUCTION OF NINE RESIDENTIAL UNITS AT 640 FLORIDA STREET (APN 626-170-27-00). MF 1237.

City Planner Foltz gave a PowerPoint presentation on the item.

In response to questions from Member Smith, City Planner Foltz stated the project has been modified to comply with R-1500 standards. Architect Donna Crossman from Crossman Design, provided color samples and stated the idea was to soften the initial design by breaking up the pitch of the roofs, and by using different colors and materials. Mr. Allen stated the retaining wall will be rebuilt and a horizontal plank fence installed.

In response to Member Smith's questions, Ms. Crossman stated they have provided privacy through the landscaping design, the perimeter fence was removed to open up the space, and due to height restrictions there will not be a rooftop deck.

Member Beltran expressed his appreciation for a design that doesn't look like apartments, that setbacks were in place, the use of landscaping instead of fencing and favored the blue and beige color scheme. Mr. Allen stated obscured glass would be used in certain areas for privacy.

Member Voronchihin stated he preferred the blue and beige color scheme, and a mixture of siding and stucco and inquired about the trash enclosure. Mr. Allen stated there are different variations within the chosen materials, and there would be a gated trash enclosure in the back.

Chair Pamintuan commended the design including the mixture of beach and bungalow design, and the sitting area in the front.

Member Smith also commended the project and stated he preferred the blue and beige color scheme.

MOTION BY SMITH, SECOND BY VERONCHIHIN, TO RECOMMEND APPROVAL OF THE PROJECT TO CITY COUNCIL WITH THE BLUE AND BEIGE COLOR SCHEME. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOARDMEMBERS: VORONCHIHIN, BELTRAN, SMITH, PAMINTUAN
NOES: BOARDMEMBERS: NONE
ABSENT: BOARDMEMBERS: HUNTER

2.2 REPORT: CONSIDER FUTURE “SENIOR/COMMUNITY CENTER” DESIGN CONCEPTS

City Planner Foltz introduced Nancie Constandse from Jeff Katz architecture reported on the item and gave a PowerPoint presentation.

In response to Member Smith’s questions, City Planner Foltz stated the old senior center has deficiencies and inefficiencies, the building is old, there are maintenance issues, and the city wants more people to be able to use it. He stated there is no courtyard in the proposed design as the outside space rarely gets used, the landscaping plan has yet to be finalized and drought tolerant landscaping will be used just as it was in the library design.

In response to Member Voronchihin’s question, City Planner Foltz stated once a recommendation is forwarded to City Council and they make a decision, the drawings will be completed and the process will begin to secure funds for the project. The estimated preliminary cost is \$6,000,000. The size of the current senior center is 3600 square feet and it is frequently used.

Member Beltran voiced his concerns regarding the entrance being on the side of the building, and the location of the trash enclosure. City planner Foltz stated using the walkway made for an easier path of travel, and provides for a nicer, grand, public building entryway while facing away from the neighbors on the west side. Member Beltran suggested moving the trash enclosure and creating more of an entry plaza.

Assistant City Manager Dush stated the City is looking at the programming of the facility. The objective is to have a well-functioning senior center and community center. Also the area in the back can be used to generate revenue from special events and parties. The driving force by the design is functionality, and it creates an interface between both of the buildings.

In response to Member Beltran’s question, Ms. Constandse stated the Kalwall consists of insulated structural panels that allows the light to come in, they keep thermal qualities and you will have less direct exposure to the sun. She stated there will be a gate to the back patio, galvanized steel was used in the design due to the coastal climate, and they work with the landscape company that created the landscaping for the IB Library.

Chair Pamintuan agreed with Member Beltran as far as the plaza style entrance especially if the City is looking to generate revenue from the facility. He suggested looking at other design proposals.

Bobbie Lane spoke in favor of the design. She suggested removing the card room, having a music room, a lounge with an area for flyers, having an area to hold walkers or wheelchairs, and opening from 8:30 to noon on weekends. She stated the outside of the current senior center is rarely used.

In response to Member Smith’s question, Assistant City Manager Dush stated the City would like the building to be used by different age groups, all the items identified came from outreach meetings, it’s designed to serve existing needs and be adaptable for the future. The County provided CDBG funds so the City has the budget for the design. He would like the Committee to make specific recommendations for City Council.

Design Review Board discussion regarding the recommendation ensued.

MOTION BY VORONCHIHIN, SECOND BY SMITH, TO APPROVE THE PROJECT INCLUDING OPTION 2 FOR THE SOUTH ELEVATION, MODIFYING OR MAKING THE ENTRANCE MORE GRAND, INCREASING THE COMMUNITY EVENT FUNCTIONALITY WHILE AT THE SAME TIME BALANCING THE NEEDS FOR THE SENIORS, MORE ROBUST LANDSCAPING, AND PROVIDING A STREET LEVEL VIEW DIAGRAM WHERE THE SENIOR CENTER AND THE LIBRARY ARE SHOWN TOGETHER INCLUDING THE NORTH AND SOUTH AS WELL AS EAST AND WEST ELEVATIONS AS WELL. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: **BOARD MEMBERS:** **VORONCHIHIN, BELTRAN, SMITH, PAMINTUAN**
NOES: **BOARD MEMBERS:** **NONE**
ABSENT: **BOARD MEMBERS:** **HUNTER**

INFORMATIONAL ITEMS/REPORTS

Assistant City Manager Dush updated the Board on the 9th and Palm project, stating the site should be open business in July and there are currently a lot of tenant improvements being made.

He stated there is no timeline yet for the hotel project along the beach, they currently are doing some environmental studies.

ADJOURNMENT

Chair Pamintuan adjourned the meeting at 5:45 p.m.

_____/s/
Sunem Carballo,
Deputy City Clerk

_____/s/
Dante Pamintuan,
Chair